SHRINK/SWELL SOILS POLICY AND FORM

Building Permit #_____

Division of Zoning, Permitting & Inspections
Fauquier County Department of Community Development
29 Ashby Street, Suite 310, Warrenton, Virginia 20186

Building Phone: 347-8646
Facsimile: 347-2043

EXPANSIVE CLAY SOILS

Expansive content clay soils are known to exist in many areas of Fauquier County. This classification is given to soils which exhibit a potential for shrinking and swelling. Soils of this type have a low suitability classification for building sites, basements, foundations and roads. **The majority of the soils in Fauquier County will require additional design for foundation walls, height of backfill, waterproofing, drainage, and type of backfill material.**

It is imperative for builders to identify the soil type(s) at their proposed building site before developing foundation system plans for any proposed building(s). This can be accomplished by a soil engineer performing a soil investigation in accordance with Section 1802 of the Virginia Construction Code or by contacting the Building office or the Fauquier County Soil Scientist to review the Fauquier County soil map. The office of the Soil Scientist is located in the Community Development Environmental Division located at 29 Ashby Street, Warrenton, VA. : 540-341-3373.

Building footings, foundation walls and concrete slabs placed in areas where medium, high and very high expansive soils exist, as defined in Section 1805.8 of the Virginia Construction Code, require special design considerations.

Please choose one of the options for addressing shrink/swell soils listed below, and submit this form with your building permit application.

- ☐ I am submitting an engineered design for shrink swell soil issues with my plans for my footing and foundation.
- ☐ I am submitting a soil engineers report indicating that there is no shrink swell soil present at the site of the structure.
- ☐ I am submitting a plan that outlines the methods that are going to be utilized to stabilize the shrink swell soil that is present and I am going to construct a foundation wall meeting the design criteria outlined in the building code for shrink swell soil.
- ☐ I am going to remove all the shrink swell soil present so that a traditional footing may be utilized and I am going to construct a foundation wall meeting the design criteria outlined in the building code for shrink swell soil. No shrink swell soil will be used for backfill purposes.
- ☐ I have reviewed the Fauquier County soils map and my building site appears to be in an area with low shrink swell soil potential. If expansive soils are encountered during construction an engineer's design for the footing and foundation shall be required to be submitted to the building office for review and approval prior to proceeding with construction.

For Staff Use Only:

PIN# _____

☐ Low Potential

☐ Medium Potential

☐ High Potential

☐ Very High Potential

Notes:

_____/_____

Staff Date

_____/_____

Applicant's Signature Date